

Preliminary Plat

Proposed Name of Plat

Rose Rock School Addition
 A Subdivision of part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian to the City of Norman, Cleveland County, Oklahoma

Property Description:

Part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows: Commencing 370 feet East of the Southwest Corner of said Southeast Quarter (SE4); Thence North 485 feet; Thence East 370 feet; Thence South 485 feet; Thence West 370 feet to the point of beginning.

LESS AND EXCEPT: That portion deeded to the State of Oklahoma and recorded in Book 252, Page 245, A. et al., also or parcel of land lying in part of the Southeast Quarter (SE4) of Section Twenty-five (25), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point on the South line of said Southeast Quarter (SE4) a distance of 070 feet East of the Southwest Corner of said Southeast Quarter (SE4); Thence East along said South line a distance of 370 feet to a point 1294.3 feet West of the Southeast Corner of said Southeast Quarter (SE4); Thence North a distance of 47 feet; Thence North 675 feet; West a distance of 370 feet; Thence South a distance of 67 feet to a point of beginning.

Easement Information:

Firs: American Title Insurance Company, Commitment No.: 1630896-N001, Effective Date: October 14, 2011 was relied upon for easements of record for this property.

Elevation Information:

Datum used for contour elevations per City of Norman Survey Control Monument Station No. 340.

Note:

- The Private Well is to be used for irrigation purposes only and there will be no cross contamination with Public utilities.
- The three proposed fire hydrants shall be required during Phases III and IV, which are the new construction phases of the project. In accordance with City of Norman Fire Department requirements.

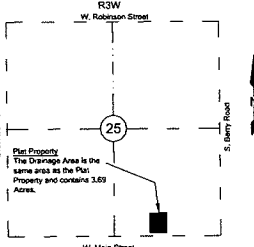
Name and Address Information:

Owner: Rose Rock School Foundation
 502 N. Park Avenue
 Norman, OK 73069

Architect: Jack Eure
 1017 Kings Road
 Norman, OK 73072

Engineer: Rizwan Najmi
 4108 N.W. 143rd Street
 Oklahoma City, OK 73134

Land Surveyor: Robert F. Outland
 2316 N. Interstate Drive
 Norman, OK 73072



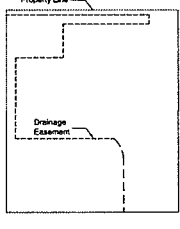
Vicinity Map
(Not to Scale)



GRAPHIC SCALE
 0 30 60
 1 INCH = 30 FT.

Legend:

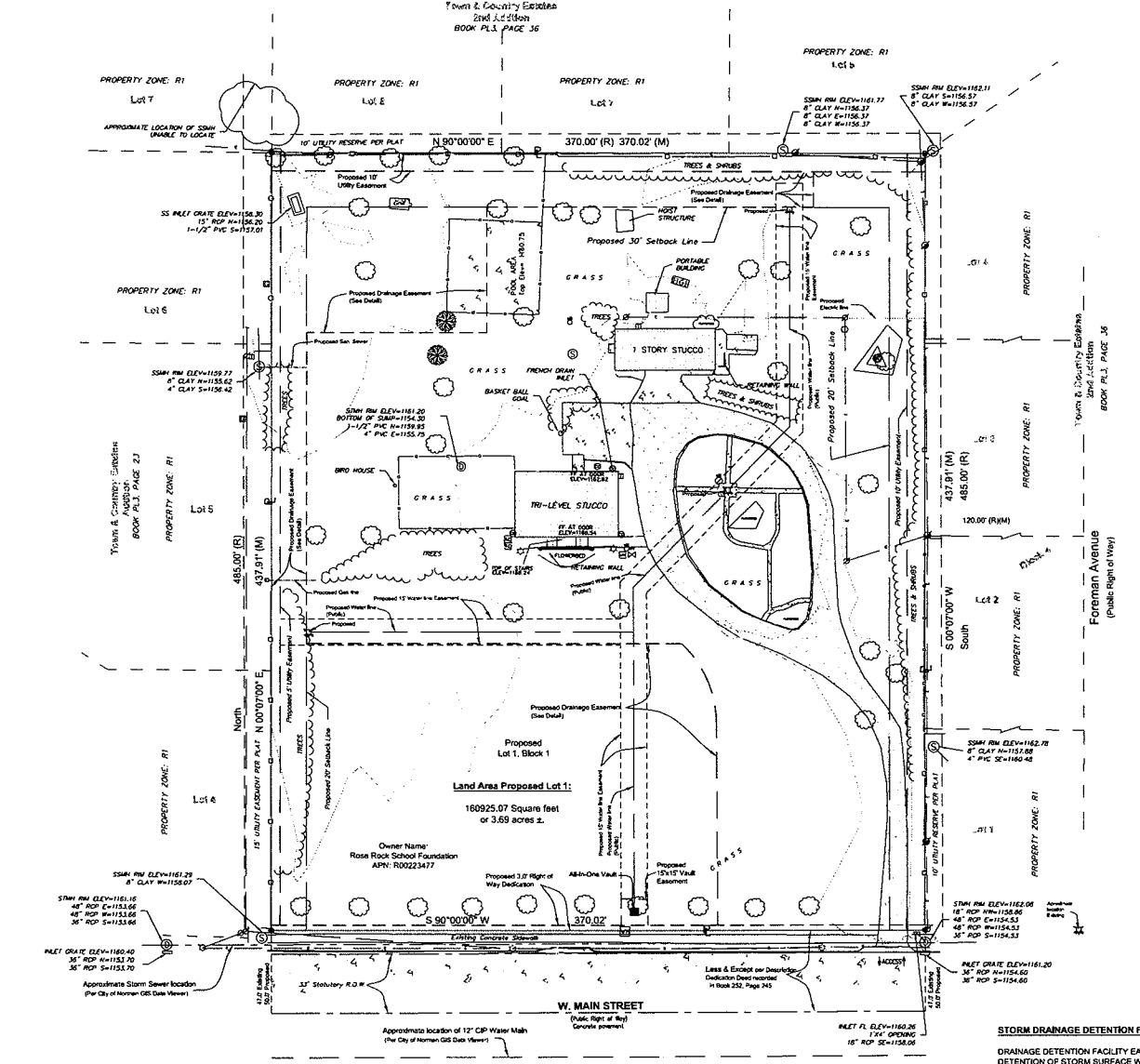
- TREE
- ⊕ TRANSFORMER POLE
- ⊕ POWER POLE
- ⊕ AIR CONDITIONER UNIT
- ⊕ GAS METER
- ⊕ TELEPHONE RISER
- ⊕ SANITARY SEWER CLEANDOUT
- ⊕ HOSEBOX
- ⊕ WELL
- ⊕ WATER METER
- ⊕ FIRE VALVE BOX
- ⊕ FIRE HYDRANT
- ⊕ STORM DRAIN MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ Corrugated iron pipe
- E OVERHEAD ELECTRIC LINE
- S STOCKADE FENCE
- C CONCRETE
- A ASPHALT
- G GRAVEL



Detail - Drainage Easement
(NOT TO SCALE)

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF ROSE ROCK SCHOOL ADDITION; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT. PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.



Drawn By: ZC	Date: 4/9/2012
Checked: 10465	Revision: MH labels
Appr'd By: RFO	Date: 4/25/2012
Field Date: 3/29/12	Revision: City Comments
Scale: 1"=30'	Date: 5/1/2012
	Revision: City Comments

Flood Information:

By graphic plotting only, this property is in Zone "X" per Flood Insurance Rate Map, Community No. 40027C0028H, Panel 280 of 415, which bears an effective date of 9/26/2008.

Zoning Information:

Current Zoning - Zone: R-1 (Single Family Dwelling District)
 Proposed change of Zoning - P.U.D. (Planned Unit Development)
 Zoning was obtained per the City of Norman.
 Web site: www.d.norman.ok.us/planning/planning-zoning

Underground Utility Locations:

No underground utilities were located.

PRIORITY
 Land Surveying, LLC
 2316 N. Interstate Drive, Norman, Oklahoma 73072
 Pw: (405) 563-0106 Web: www.OKPLS.pro
 Certification of Authorization #241, Expires 09/2013

Prepared For:	Rose Rock School Foundation
Date:	
Project Address:	1515 W. Main Street
Project Location:	Norman, Oklahoma
Project Name:	Rose Rock School
Job Number:	10465